

Cranleigh Neighbourhood Plan site assessments

565 / CFS6. Land adjacent to Manfield Industrial Park

1. Background information

Site location and use	
Site location	Manfield Industrial Park, Guildford Road
Gross area (ha)	2.26ha
SHLAA site ref (if applicable)	565 (Rejected in 2012 – Not Available)

Context	
Surrounding land uses	Industrial estate to north, B2128 (Guildford Road) to West. Agricultural land to south and east, plus some limited sports pitches.
Is the site: Greenfield Brownfield Mixture N/K	Greenfield
Existing/previous use	Derelict section of former brick works (doesn't appear to have any built structures at present, and a large amount of trees, possible self seeded)
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None found

2. Availability

Availability		
	Yes/No	Comments
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>	YES	Two separate submissions to call for sites, one indicates full availability, one indicates availability subject to option – this would need to be clarified.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	See comments above	
Is there a known timeframe for availability?	NO	

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		settlement	Clearly outside the settlement
What is the size of the nearest settlement?	A main centre		Small rural settlement

How would development of this site relate to the surrounding uses?		Neutral	Not very well
How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	The site doesn't not currently have a formal access point, but could be accessed from the Manfield Park Industrial Estate, or from Guildford Road or from the track running along its southern boundary.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments (All distances estimated – not included in database)	
Green belt	<400m	Entire site is within the greenbelt	
Sites designated as being of European importance ¹	>800m		
Sites designated as being of national importance ²	>800m	AONB approx. 1km	
Sites designated as being of local importance ³	>800m		

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	>800m	Approx 1.5km
Public transport (with at least a half hourly service during the day)	>800m	Central Cranleigh
School(s)	>800m	Public schools approx. 1.5km away, but there is a nursery approx. 400m north and private school facilities approx. 800m away.
Health centre facility	>800m	Central Cranleigh
Amenity footpath	400m-800m	Long distance footpath to the west, but requires crossing the B2128 (Guildford Road), track access on the southern boundary, but not a formal route.
Cycleway	>800m	
Open space/ recreation/play facilities	>800m	
Does the site have the potential to provide	Yes – but location is not easily	

¹ Special Areas of Conservation, Special Protection Areas, Ramsar sites

² Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

³ Local Nature Reserves, Sites of Nature Conservation Importance

additional open space/recreation/community facilities?	<u>accessible</u>	
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Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<u>Site is not on or adjacent to an archaeological site</u>	
Scheduled ancient monuments (SAMs)	<u>Site is not on or adjacent to a SAM</u>	
Listed buildings	<u>Site is adjacent to or within the setting of a listed building</u>	One listed building to the west of the site, but separated from it by the B2128. Also a large listed buildings within the school campus, to the east and could impact visually on its setting, though impact likely to be limited.
Conservation Area	<u>Site is not adjacent to or within the setting of a Conservation Area</u>	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u><25%</u>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u><25%</u>	0%
Is the site at risk of surface water flooding?	NO	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u><25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>>75%</u>	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>None</u>	Would have a visual impact on the track running along the southern boundary

Physical characteristics

Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat
Landscape impact <i>Would development harm landscape character or setting?</i>	The site currently has significant tree planting (appears to be self seeded) and removal of these would have a significant visual impact

Other considerations		
Extent to which the site contributes towards other Neighbourhood Plan objectives		Comments
Will the site generate a significant amount of additional traffic travelling through the High Street?	<u>Possibly</u>	Only due to volume, not proximity
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	
Does the site have the potential to support commercial activities, including start-ups?	<u>Yes – supported by site promoter</u>	Site is being specifically promoted for B1c and B8 development

4. Summary

Conclusions	
Site number/name:	265, land south of Mansfield Industrial Estate
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	68 units (based on 30dph and no land removed for retention of trees etc)
Estimated development timeframe	Within plan
Explanation/justification for decision to put forward site for consideration as a sustainable option	Noted as being unsuitable for residential development due to isolation of the site, and lack of connection to existing community.
Infrastructure requirements? <i>e.g. highways, water, education</i>	